

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

32 Chinamans Lane, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$479,000

Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	12 Rhodes Dr SALE 3850	\$648,000	16/11/2018
2	66 Somerton Park Rd SALE 3850	\$600,000	25/05/2018
3	21 Araluen Dr SALE 3850	\$515,000	07/07/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/09/2019 16:44

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Indicative Selling Price

\$479,000

Median House Price

June quarter 2019: \$344,000



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Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 30000 sqm approx

Agent Comments

Comparable Properties



12 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments

7 3 3

Price: \$648,000

Method: Private Sale

Date: 16/11/2018

Rooms: 13

Property Type: House

Land Size: 5146 sqm approx



66 Somerton Park Rd SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000

Method: Private Sale

Date: 25/05/2018

Rooms: 7

Property Type: House

Land Size: 4000 sqm approx

21 Araluen Dr SALE 3850 (VG)

Agent Comments

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Price: \$515,000

Method: Sale

Date: 07/07/2019

Property Type: House (Res)

Land Size: 1635 sqm approx